

FW: Kiler Ridge Olive Farm

Frank Mecham

Fri 10/14/2016 9:10 AM

To: cr_board_clerk Clerk Recorder <cr_board_clerk@co.slo.ca.us>;

Vicki M. (Shelby) Fogleman
Legislative Assistant for
First District Supervisor Frank R. Mecham
[1055 Monterey St., D430](#)
[San Luis Obispo CA 93408](#)

email: vshelby@co.slo.ca.us

"Thinking a smile all the time will keep your face youthful" - Frank G. Burgess

"Wrinkles should merely indicate where smiles have been" - Mark Twain

From: renstellloh3 . [mailto:renstellloh3@gmail.com]

Sent: Thursday, October 13, 2016 4:50 PM

To: Frank Mecham <fmecham@co.slo.ca.us>; Debbie Arnold <darnold@co.slo.ca.us>; lcompton@co.slo.us;
Bruce Gibson <bgibson@co.slo.ca.us>; Adam Hill <ahill@co.slo.ca.us>

Cc: Audrey Burnam <audreyburnam@kilerridge.com>; Gregg Bone <greggbone@kilerridge.com>; toni stelloh
<tstellloh@gmail.com>

Subject: Kiler Ridge Olive Farm

Dear Supervisors:

My wife Toni and I are firm supporters of Kiler Ridge Olive Farm. We consider Gregg Bone and Audrey Burnam to be good neighbors (we live about one quarter mile from Kiler Ridge Olive Farm as the crow flies) who have significantly contributed to the cause of ag tourism in north county. Their sustainable ag practices exhibit common sense and respect for our water resources. As taxpayers and neighbors, we feel an obligation to engage you on their behalf. Kiler Ridge Olive Farm is a "must-see" when we have out of town visitors.

We have watched from the sidelines with some dismay as the regulatory process with regard to their application inched forward over many, many months. We were pleased to learn that the Planning Commission unanimously approved their application on July 14 albeit subject to unusual caveats. We understood that Mr. Bone and Dr. Burnam had accommodated Mr. Byrne's concerns, especially with regard to dust mitigation on the access road to Kiler Ridge Olive Farm. I would also note that Mr. Byrne presumably benefits -- at no cost to himself -- from the paved road which provides convenient

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Meeting Date: October 18, 2016

Presented By: Ren Stelloh

Rcv'd prior to the meeting & posted on the web: October 14, 2016

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and dust-free access to his property. Despite all the hours of research and hearings that the Planning Commission expended to come to a reasoned and thoughtful conclusion, Mr. Byrne apparently believes he has a better handle on these matters than does the Planning Commission.

I would respectfully suggest that if Mr. Byrne believes the Planning Commission conclusion was flawed, then it would be appropriate for the Board of Supervisors to consider the the Kiler Ridge Olive Farm application ab initio. The county has an obligation to manage and support smart business practices that are a tourism drawing card and attraction. Everyone benefits. To treat an olive oil producer and associated restaurant in a matter inconsistent with how wineries and associated restaurants are treated isn't fair. For example, to tell Kiler Ridge Olive Farm that it's "lights out" at 9 pm is demonstrably different treatment than wineries receive. Where would the annual Cass Winery star-gazing party be if they were told it's "lights out" at 9 pm? Also, why are wineries exempt from the Temporary Event Permit requirement? My understanding is that the permit requirement was intended to offer some control of large public gatherings, but it is now being applied to Kiler Ridge Olive Farm. If they have under 50 guests for some type of event, then the event must be limited to normal tasting room hours or a Temporary Event Permit is required. Why doesn't that same restriction apply to wineries?

Finally, the one element in Mr. Byrne's appeal that really takes the cake is his desire to limit any private gatherings of family and friends to the normal hours of tasting room operation. Last time I checked, I thought property owners could access their property when and how they desired. I believe Mr. Byrne's appeal to be cynical in the extreme and tantamount to abuse of process. Since you cannot sanction Mr. Byrne for wasting your time, I would give Mr. Byrne's appeal brief attention, deny it, and move on smartly -- unless, of course, you wish to open reconsideration of the Planning Commission's unusual restrictions on Kiler Ridge Olive Farm.

Very respectfully,

Ren Stelloh

Paso Robles

FW: Kiler Ridge Appeal's Hearing October 18

Frank Mecham

Fri 10/14/2016 9:11 AM

To: cr_board_clerk Clerk Recorder <cr_board_clerk@co.slo.ca.us>;

Vicki M. (Shelby) Fogleman
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First District Supervisor Frank R. Mecham

San Luis Obispo CA 93408

email: vshelby@co.slo.ca.us

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"Wrinkles should merely indicate where smiles have been" - Mark Twain

From: gidi [mailto:gidi@tcsn.net]

Sent: Thursday, October 13, 2016 4:52 PM

To: Frank Mecham <fmecham@co.slo.ca.us>; Debbie Arnold <sarnold@co.slo.ca.us>; Lynn Compton <lcompton@co.slo.ca.us>; Adam Hill <ahill@co.slo.ca.us>; Bruce Gibson <bgibson@co.slo.ca.us>; audreyburnam@kilerridge.com

Subject: Kiler Ridge Appeal's Hearing October 18

Honorable Chairman and Members of the Board of Supervisors.

I would like to urge you to support the recommendations of the Planning Commissions to allow Kiler Ridge Olive Farm to operate as recommended by your Commission.

I concur with the numerous statements of support by the public during the Planning Commission hearing. Additionally, the farming operation fully supports the county's LUE and as such is not only an asset to the county's agricultural industry but more importantly, it presents a model of sustainability of such high standards from which people within and outside the ag. industry are benefitting greatly.

Thank you for allowing my support to be included in your records.

Sincerely,

Gidi Pullen, Templeton.

FW: Kiler Ridge Appeal Letter

Frank Mecham

Fri 10/14/2016 9:12 AM

To: BOS_Legislative Assistants <BOS_Legislative-Assistants@co.slo.ca.us>; cr_board_clerk Clerk Recorder
<cr_board_clerk@co.slo.ca.us>;

Vicki M. (Shelby) Fogleman
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"Wrinkles should merely indicate where smiles have been" - Mark Twain

From: Rogan Thompquist [mailto:roganthompquist@hotmail.com]

Sent: Thursday, October 13, 2016 9:17 AM

To: Frank Mecham <fmecham@co.slo.ca.us>

Subject: Kiler Ridge Appeal Letter

fmecham@co.slo.ca.us

Dear Supervisor Mecham,

My wife Jan Thompquist is talking with you at this time. It seemed appropriate for her to talk to you in a personal, frank manner, but I do want to add my agreement in the appeal of the Kiler Ridge CUP. Kiler Ridge Farm has been a source of conflict over the past 10 years, and is likely to effect our family for many years to come.

Jan and I are supporting Peter Byrne's appeal of DRC 2013-00096. I am very much opposed to the Kiler Ridge Olive Farm (Bone) CUP allowing a full commercial restaurant, with nighttime hours. SLO county planners originally proposed a CUP allowing olive oil tasting 3 days a week from 11 to 5 pm. The Ecluse Winery on Kiler Canyon has tasting hours 3 days a week from 11 to 4 pm. We ask that you return the CUP to the 3 days a week 11 to 4. Ag zoning is not commercial zoning.

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This CUP has a ten year history. While I believe that this history has important relevance, I recognize that the Board of Supervisors will be most concerned with a policy that introduces a commercial restaurant on agriculturally zoned land and how that might effect the future.

I will list many of our concerns below but the restaurant with late hours is the most inappropriate and non-agricultural related actions of the CUP. The restaurant will be indefinitely tied to the land with tremendous negative impacts. Even from an owners' economic view the demands of running a restaurant forms a capital burden on the land and a distraction from agricultural goals (restaurants have a high failure rate).

We support agriculture and understand that olive growers are glad to have increased olive milling alternatives. There has been a push by small olive growers to increase commercial milling activities and there was a new olive oil ordinance enacted in 2013. But the new ordinance does not allow restaurants, as it has not been a concern of the olive growers. A restaurant is definitely not appropriate for this agriculturally zoned property and does not serve the needs of olive growers.

With the questionable justification of benefiting agriculture, SLO county has been asked to give a CUP for commercial and industrial uses in Agricultural zoning. With little or no enforcement, these conditions amount to spot zoning without infrastructure support. Rather than encouraging agriculture it encourages industrial and commercial activities with agriculture as a facade. And Kiler Ridge is particularly unsuited for commercial activity.

Adding a restaurant to ag zoning will not make agriculture more stable. Restaurants are a challenging and unstable business. Restaurants frequently go out of business. It is a mistake for an ag property to take on a restaurant.

These are issues we as neighbors have also raised:

1.) Property owners opinions do matter. Though the County can establish CUPs, there needs to be a legally respected process that values established zoning.

I believe the owners of Kiler Ridge have intentionally violated the law (see statements by the county enforcement officer, or follow the history of permits applied for.) Unlawful activity and intentionally false statements should not be rewarded.

2.) Kiler Canyon Road can be dangerous. There are curves and two blind corners before Kiler Ridge. One blind corner holds a significant pool of water when it rains. There is no center line since the road is too narrow. People unfamiliar with the road more frequently cross onto the wrong side trying to increase their forward visibility not realizing how perilous this makes oncoming traffic. Commercial activity and industrial

activity add unmitigated danger. The truck and trailer method used for some olive deliveries are extra dangerous on these curves.

Kiler Canyon is a declared bicycle road but is not wide enough for a bike or pedestrian and two passing cars.

3.) The access to Kiler Ridge is awkward at best. It uses the Old Kiler Road that passes about 25 feet from the nearest neighbors, Peter and Marta. Year round commercial activity, and night activity will be disruptive to what has been a quiet neighborhood.

4.) Kiler Ridge buildings and parking lot sit on the top of a hill. There is some view of this from Kiler Canyon Road and a clear view by many of the neighbors. Vehicles' lights at night shine into many neighbors homes. Allowing nighttime activities and not requiring shading is disrespectful of the neighbors. It would also decrease our quality of life with the disruptive and far reaching light pollution from vehicles.

5.) There is only one egress for Kiler Ridge, because of this and the lack of sprinklers in the main enclosed building, all parties have agreed that there be no "events". Unfortunately, the owners and their representative have made a serious effort to include events under other names. The owners do not live on the property but they want to have "family and friend", etc... events.

6.) There should be a much lower tonnage allowed for olive processing limits (Perhaps 120 tons). This CUP allows a 540 ton limit for off- site olive processing which is really excessive for the needs of SLO county. If this high number is achieved, it would have tremendous impact on the neighborhood and the roads (including typical paste spillage), and it invites importing out-of-county olives to be processed as local. I doubt there is another way such a high tonnage could be obtained. This would not benefit local growers.

Thank you,
Rogan Thompquist

Paso Robles, CA
Sent from [Outlook](#)